

CITY COUNCIL REPORT



MEETING DATE: April 5, 2005

ITEM NO. 3

SUBJECT Parker Place II - 1-PP-2004

REQUEST Request to approve a Final Plat for 20 single-family residential lots with amended development standards on a 10+/- acre parcel.

Key Items for Consideration:

- The final plat is consistent with the preliminary plat.
- Applicants have agreed to conform to ESLO-2 standards including 24 ft. building heights.
- No objections have been received from neighbors.

OWNER Burns Brothers Holdings
480-586-0276

APPLICANT CONTACT Paul Thorp
H T P O, Inc
480-836-0535

LOCATION 11421 N 124th St, Northeast corner of 124th St. and Via Linda

BACKGROUND

Zoning/History.

The site is zoned R1-10 ESL. This zoning district allows for single-family residential lots with minimum sizes of 10,000 sq. ft. This area was annexed as R1-43 in 1975. Case 64-ZN-89 rezoned the area to R1-10 in 1989. Case 17-ZN-91 amended right of way stipulations for the 56-acre R1-10 property, which included the surrounding subdivisions and the subject site.

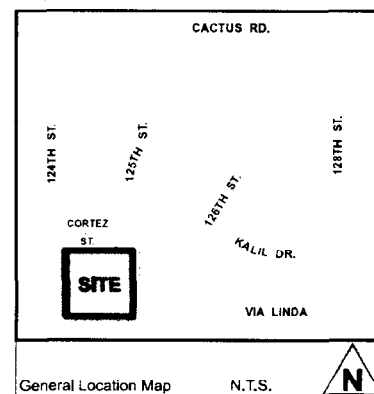
Context.

This subdivision is located in the East Shea area of the City. The surrounding property is zoned R1-10 to the north (Parker Place I), west (Desert Orchid) and east (Sonoran Heights). Desert Mountain High School (R1-43ESL) is located south of the site across Via Linda.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The request is to create a 20-lot plat on the 10 + acre site with amended development standards. The plat has private streets (tract) with entry feature and gate connecting to 124th St. to the west. The proposed 40 ft. wide, ESL residential standard, internal street connects with 124th Way at the southern end of Parker Place I in a cul-de-sac with an emergency access gate. The retention basin is located within the NAOS area at the southwest corner of the site. Amended development standards include lot area (from 10,000 to 9,000



sq. ft.), lot width (from 80 to 75 ft.), front yard (from 30 to 23 ft.), side yard (from 7 to 6 ft.), rear yard (from 25-19 feet) and distance between main buildings on adjacent lots (from 14 to 12 ft.). The site will develop under ESLO-2 including 24 ft. building heights.

IMPACT ANALYSIS**Traffic.**

Traffic generation from this site is estimated to be 198 vehicle trips per day. Vehicles will enter and exit the site at 124th St., a paved 4-lane collector road. Sufficient capacity is available to accommodate the additional traffic generated by this project. The intersection of 124th St. and Via Linda is signalized. Project improvements to 124th St. include center median modifications with a northbound left turn opening at the proposed internal street location.

Curb, gutter and sidewalks are provided along 124th St. and Via Linda. The gated, internal street is stipulated to conform to the design guideline for entry gates and subject to subsequent staff approval. Access to Parker Place I from the site along 124th Way is limited to emergency vehicles only and a cul-de-sac is provided at the north end of 124th Way adjacent to Parker Place I.

Water/Sewer.

Water and sewer facilities exist along 124th St. and Via Linda and water and sewer lines will be connected from the adjoining lines and extended into the site to serve the new homes planned for this project.

Police/Fire.

The police and fire departments have been contacted and have reviewed the proposal and confirmed that the proposal is in conformance to the requirements and standards of these departments.

Schools.

Scottsdale Unified School District has been notified of this application. The school district had no objection to this plat and is able to accommodate the additional school children from this area.

Open space/Scenic Corridors.

The site is in the Upper Desert Landform of ESL with the land being gently rolling with the majority containing slopes of 0-10%. Overall, 119,700 sq. ft. (2.75 acres) of NAOS is provided and 119,662 sq. ft. required. Justification for the amended development standards is the 50 ft. wide scenic corridor along Via Linda and provision of buffers along 124th St. to the west and Parker Place I to the north. All NAOS areas are tracts with no on-lot NAOS proposed. A public trail easement is located along the east side of 124th St. through the site's NAOS area.

Community Involvement.

Two (2) community meetings have been held, and included primarily the residents living in Parker Place I. Discussions centered on the access location and emergency access only from 124th St. northward into Parker Place I. Also the provision of NAOS buffers adjacent to the north side of the site and maintenance of the 24 ft. building heights to preserve view was discussed. No

letters or phone calls of objection have been received. A letter of support has been received from the Northeast Scottsdale Property Owners Association (NESPOA).

**OTHER BOARDS AND
COMMISSIONS****Development Review Board.**

The Development Review Board heard this case on May 6, 2004 and approved the preliminary plat, 7-0.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)****Planning and Development Services Department**

Current Planning Services

STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067

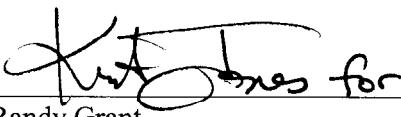
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995

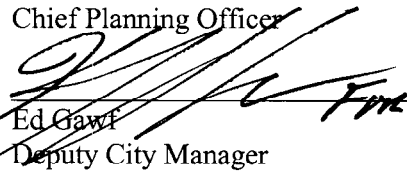
E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley
Project Coordination Manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

APPROVED BY

 for 3/22/05

Randy Grant Date
Chief Planning Officer

 For 3/22/05

Ed Gawf Date
Deputy City Manager

ATTACHMENTS

1. Aerial Map
2. Final Plat
3. Preliminary Plat
4. Development Review Board Staff Report
5. Development Review Board Minutes



Parker Place II

1-PP-2004

ATTACHMENT #1

FINAL PLAT FOR

VIENTO DEL ESTE

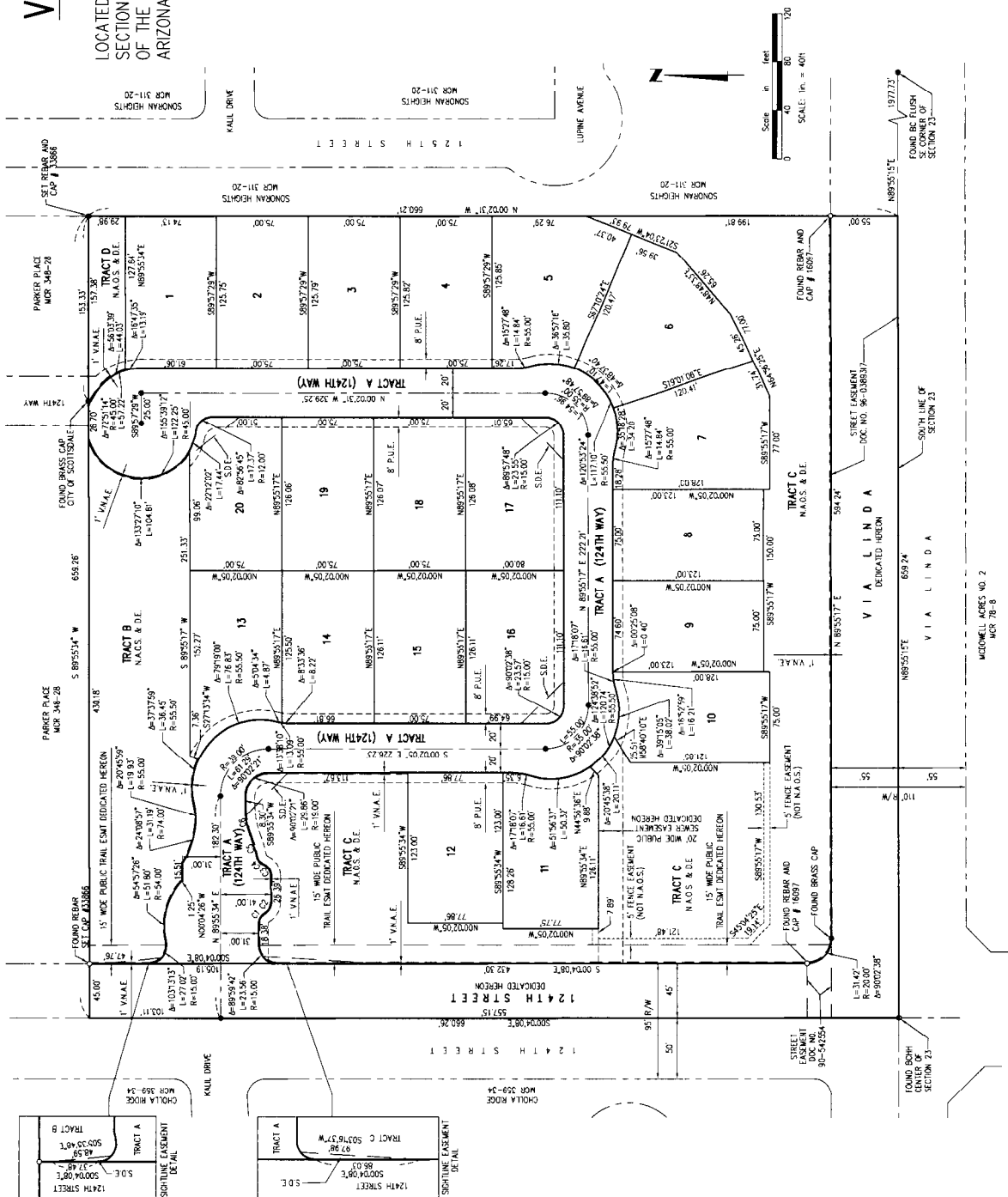
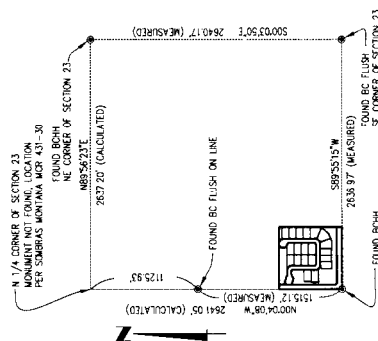
SCOTTSDALE, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE G&S.R.B.&M. MARICOPA COUNTY,
ARIZONA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
1	8.27	9.00	89.000°
2	11.11	9.00	89.000°
3	12.61	11.00	85.410°
4	8.38	9.00	89.000°
5	27.80	24.00	71.220°

NE 1/4 OF SECTION 23, T3N, R5E



Engineers - Surveyors

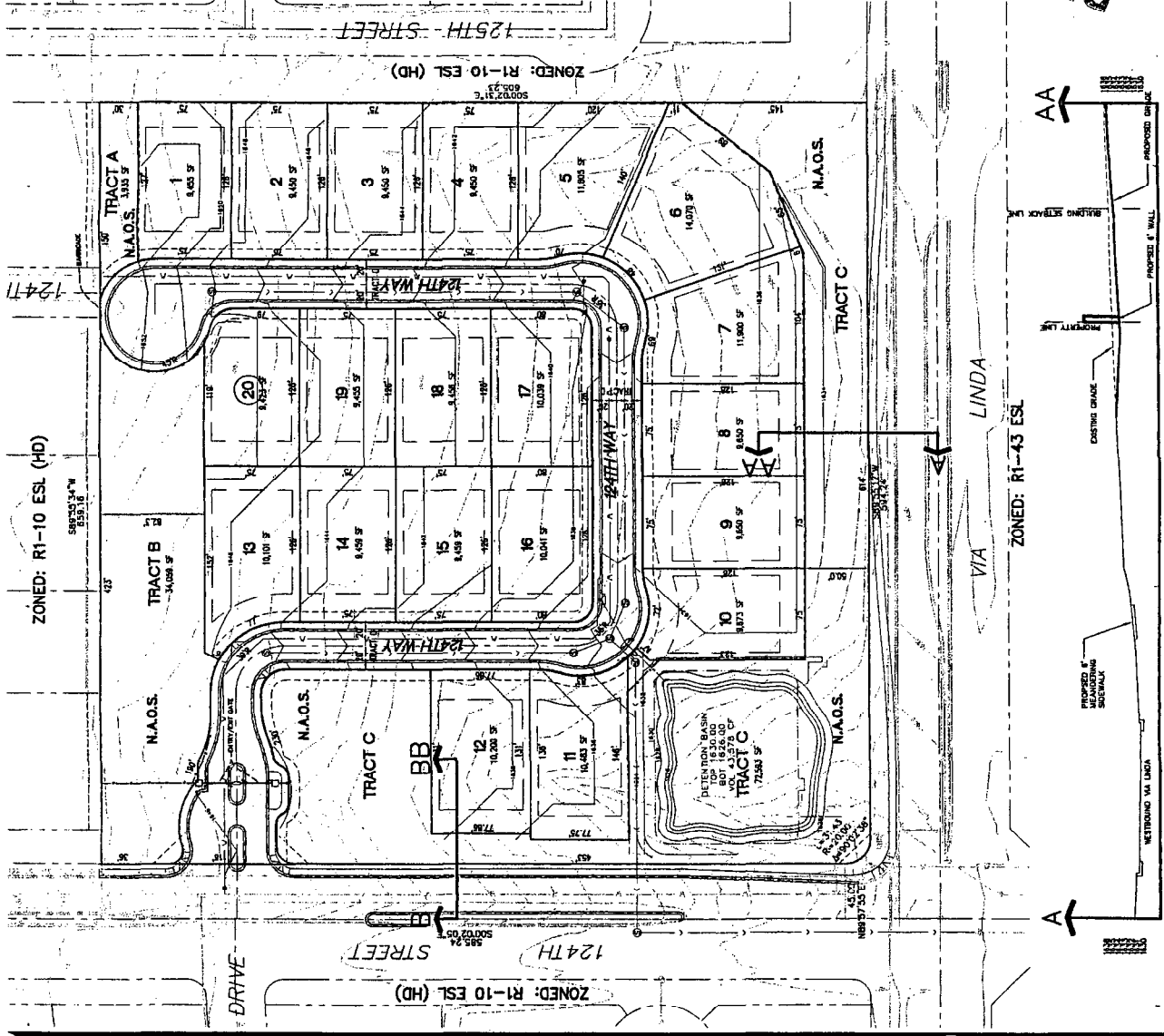
H.T.P.O. INC.
13228 N. Verde River Dr., Suite 300
Phoenix, AZ 85028
(480) 838-0555 FAX (480) 838-0525

H.T.P.O.

Project No. 003-276
Drawn By: J. P. H.
Checked By: J. P. H.
Date: 1/14/00

GROSS AREA	=	435,283 S.F. (9.99 AC.)
NET AREA	=	371,661 S.F. (8.53 AC.)
N.A.O.S. REQUIRED (25% OF NET SUBDIVISION AREA)	=	108,820 S.F. (2.13 AC.)
TOTAL N.A.O.S. PROPOSED	=	110,597 S.F. (2.54 AC.)
21 RESIDENTIAL UNITS (0.01 U./AC. = 21 D.U./9.99 AC.)	=	2.1 D.U./AC.

ZONED: R1-10 ES. (H0)



PRELIMINARY

PARKER PLACE II
SCOTTSDALE,
ARIZONA

SITE PLAN EXHIBIT

**Engineers • Surveyors
Landscape Architects**
Hansen Thorp Pallen Olsen Inc.
7510 Market Place Drive
Keen Plains, NJ 07334-3844
(932) 838-0700 FAX (932) 838-7808

1 of 1

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 6, 2004

ITEM NO. 9

SUBJECT Preliminary Plat

REQUEST Request to approve a Preliminary Plat for 20 single family residential lots with amended development standards on a 10+/- acre parcel.

1-PP-2004

Key Items for Consideration:

- The R1-10ESL site zoning conforms with the properties to the east, west and north sides
- Applicants have agreed to conform to ESLO-2 standards including 24 ft. building heights
- No objections have been received from neighbors

OWNER Burns Brothers Holdings
480-429-2354

APPLICANT CONTACT Paul Thorp
H T P O, Inc
480-836-0535

LOCATION 11421 N 124th St, Northeast corner of 124th St. and Via Linda

BACKGROUND **Zoning.**
The site is zoned R1-10 ESL. This zoning district(s) allow for single-family residential lots with minimum sizes of 10,000 sq. ft. This area was annexed as R1-43 in 1975. Case 64-ZN-89 rezoned the area to R1-10 in 1989. Case 17-ZN-91 amended right of way stipulations for the 56-acre R1-10 property including Desert Orchid to the west, Parker Place I to the north and the site.

Context.
This subdivision is located in the East Shea area of the City. The surrounding property is zoned R1-10 to the north (Parker Place I), west (Desert Orchid) and east (Sonoran Heights). Desert Mountain High School (R1-43ESL) is located south of the site across Via Linda.

APPLICANT'S PROPOSAL **Goal/Purpose of Request.**
The request is to create a 20-lot plat on the 10 +/- site with amended development standards. The plat has private streets (tract) with entry feature and gate connecting to 124th St. to the west. The proposed 40 ft. wide, ESL residential standard, internal street connects with 124th Way at the southern end of Parker Place I in a cul-de-sac with an emergency gate and "Knox Box." The retention basin is located within the NAOS area at the southwest corner of the site. Amended development standards include lot area (from 10,000 to

9,000 sq. ft.), lot width (from 80 to 75 ft.), front yard (from 30 to 23 ft.), side yard (from 7 to 6 ft.), rear yard (from 25-19 feet) and distance between main buildings on adjacent lots (from 14 to 12 ft.) The site will develop under ESLO-2 including 24 ft. building heights.

The gated entry feature 6 ft. tall W.I. swing gates with stone veneer finished columns and concrete caps. Entry feature landscaping includes Palo Verde, Mesquite and Ironwood trees and other xeriscape materials. Six (6 ft.) tall CMU site walls are located around the outside edge of the rear and sides of the lots and abut NAOS tracts.

Key Issues.

- Primary access to this site is from 124th St. rather than 124th Way via Parker Place I, the residential neighborhood to the north. Streets in Parker Place II are private while streets in Parker Place I are public. 124th St. access eliminates traffic accessing through Parker Place I.
- Discussion with neighbors to the north resulted in the provision of an NAOS buffer along the north side of this site.
- This site will be developed under ESLO-2 standards including the maximum allowable 24 ft. building height.

IMPACT ANALYSIS**Traffic.**

Traffic generation from this site is estimated to be 198 vehicle trips per day. Vehicles will enter and exit the site at 124th St., a paved 4-lane collector road. Sufficient capacity is available to accommodate the additional traffic generated by this project. The intersection of 124th St. and Via Linda is signalized. Project improvements to 124th St. include center median modifications with a northbound left turn opening at the proposed internal street location.

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Water and sewer facilities exist along 124th St. and Via Linda and water and sewer lines will be connected from the adjoining lines and extended into the site to serve the new homes planned for this project.

Police/Fire.

The police and fire departments have been contacted and have reviewed the proposal and confirmed that the proposal is in conformance to the requirements and standards of these departments.

Schools.

Scottsdale Unified School District has been notified of this application. The school district had no objection to this plat and is able to accommodate the additional school children from this area

Open space/Scenic Corridors.

The site is in the Upper Desert Landform of ESL with the land being gently rolling with the majority containing slopes of 0-10%. Overall, 119,700 sq. ft. of NAOS is provided and 119,662 sq. ft. required. Justification for the amended development standards is the 50 ft. wide scenic corridor along Via Linda and provision of buffers along 124th St. to the west and Parker Place I to the north. All NAOS areas are tracts with no on-lot NAOS proposed. A public trail easement is located along the east side of 124th St. through the site's NAOS area.

Community Involvement.

Two (2) community meetings have been held, and included primarily the residents living in Parker Place I. Discussions centered on the access location and emergency access only from 124th St. northward into Parker Place I. Also the provision of NAOS buffers adjacent to the north side of the site and maintenance of the 24 ft. building heights to preserve view was discussed. No letters or phone calls of objection have been received.

A letter of support has been received from NESPOA.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

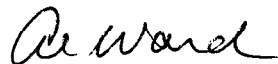
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services


STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward
Report Author


Jayna Shewak
Development Planning Manager

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A Aerial Close-Up
3. Zoning Map
4. Preliminary Plat (2 pgs)
5. Bikeways & Trail Exhibit
- A. Fire Ordinance Requirements
- B. Stipulations
- C. Ordinance Requirements

APPROVED 5-20-04

meets that stipulation. Mr. Hayes stated they are 13% reflectivity so they are less.

COUNCILMAN ORTEGA stated he likes this project. He further stated the main obstacle was the east-west exposure and they have handled it well with shading. He commented that by splitting the building they were able to create more of a court yard glazing that is desirable.

MR. JONES MOVED TO APPROVE CASE 100-DR-2003 WITH THE OPPORTUNITY FOR THE ARCHITECT TO CONTINUE TO IMPROVE THE PROJECT IF HE IS ABLE TO. OTHERWISE IT IS A FINE BUILDING AND THEY WISH HIM WELL WITH IT. SECOND BY COMMISSIONER D'ANDREA.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

1-PP-2004

Parker Place II
Preliminary Plat
11421 N. 124th Street
HTPO, Inc., Engineers

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. D'ANDREA inquired if there is a gate at the access point at lots 10 and 11. He also inquired if the retention area could ever be enclosed. Mr. Ward replied there is a gate between the two, noting there is a perimeter buffer that is meant to be left as open space.

MR. JONES inquired about the curb on the north side. Mr. Ward stated there is a stipulation to ensure it conforms to the standards for gated communities but it would be a turn-around.

VICE CHAIRMAN CORTEZ inquired why staff has specifically referred to these walls as site walls not perimeter walls. Mr. Ward replied a perimeter wall would be on the property line. He explained that all of the NAOS is on the outside of the plat. On this property, there is no other room other than to put the site walls on the edge of the lot.

Vice Chairman Cortez stated that it was his understanding under ESLO II they were prevented from providing perimeter walls around housing developments. He further stated that if they are calling these site walls in order to avoid the intent of the ordinance he is concerned. Ms. Shewak explained that the ordinance that was recently adopted by the City Council does not to affect this property noting that the current ordinance does not limit perimeter walls. Mr. Ekblaw stated the recently amended ESLO spoke to the site wall and the

APPROVED 5-20-04

perimeter wall particularly when they have larger lot sizes. The ordinance specifically speaks with smaller lot sizes of this density that wall can surround this area but the NAOS area is intended to be left open and accessible and not enclosed. He noted that this would be consistent with what has most recently been approved with ESLO.

MR. HEITEL remarked that was a very good observation by Vice Chairman Cortez and that he hopes the Board continues to make those types of observations as ESLO II comes into effect.

MR. D'ANDREA inquired if 124th Way should go through and continue, and if not will there be a fire access gate required on the north side of the community. Mr. Ward replied that it would be an emergency fire access gate to 124th to the north. Mr. D'Andrea inquired if they have been given anything regarding what that gate would look like. Mr. Ward replied in the negative. Mr. D'Andrea stated they should request that.

COUNCILMAN ORTEGA stated that he liked the soft corners at the entrance where the open space is left natural.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

MIKE NAPOLI, 12463 E. Cortez Drive, stated at this point he was concerned with architectural structure of the buildings and what they would look like.

COUNCILMAN ORTEGA explained that is not part of the discussion. Mr. Napoli stated they have already looked at this and agreed to it.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

MR. JONES MOVED TO APPROVE CASE 1-PP-2004. SECOND BY MR. HEITEL.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

6-PP-2004

Boulders Villas
Preliminary Plat
NEC Westland & Scottsdale Road
Douglas Frederickson Architecture,
Architect/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.